



VILLE DE LAC-BROME
TOWN OF BROME LAKE

PUBLIC NOTICE

TO QUALIFIED VOTERS HAVING THE RIGHT TO SIGN AN APPLICATION FOR THE HOLDING OF A REFERENDUM CONCERNING A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI) APPLICATION FOR KNOWLTON ROAD, LOT 4 266 078, TOWN OF BROME LAKE

PUBLIC NOTICE is hereby given:

At a sitting of Council held on **April 2, 2024**, the municipal council of Town of Brome Lake adopted resolution 2024-04-104 adopting the Second Draft Project of an application submitted in accordance with By-Law number 406 regarding a SCAOPI at **Knowlton Road, Town of Brome Lake, Lot 4 266 078, zone URB-2-L14**.

The adoption of the Second Draft Project follows a consultation meeting held on March 5, 2024.,

The Second Draft Project concerns the following provision of a residential SCAOPI project located at Knowlton Road, lot 4 266 078:

- i) **Authorize the construction of one (1) multi-family building with eight (8) dwelling units. The Specifications Grid of Zoning By-law No. 596 authorizes a maximum of four (4) dwellings in a multi-family building in Zone URB-2-L14.**

This Second Draft contains a provision subject to referendum approval and is subject to an Application to Participate in a Referendum by Interested Persons in the Zone and Contiguous Zones under the *Act respecting elections and referendums in municipalities*.

DESCRIPTION OF TARGET AND CONTIGUOUS ZONES

Interested Persons of the following zones may make an Application that the provision of the Second Draft Project be subject to the approval by Qualified Voters of the *target Zone and contiguous zones*.

The zone targeted by this project is zone **URB-2-L14** located on Knowlton Road (Route 104) and the contiguous zones are zones **URC-1-L13, URA-11-K14, UP-6-K14, URC-3-L14 and UC-5-L14**, identified on the map at the end of this Notice. These zones include part of Fleury, Pine, Williams, Oak, Highland, March, Elm and Mullarkey streets.

INTERESTED PERSONS

An Interested Person is anyone not subject to a voting disqualification and who meets the following conditions on **April 2, 2024**:

- Be of full age, of Canadian citizenship and not be under curatorship;
AND
- Be domiciled in a target zone or contiguous zone from which a valid Application can be submitted and be resident in Québec for a minimum of six (6) months;
OR
- Be during the previous twelve (12) months the owner of an immovable or occupant of a business establishment according to *An Act Respecting Municipal Taxation*, in a target zone or contiguous one from where may be submitted an application.

Additional conditions for undivided co-owners of a building or co-occupants of a business establishment:

- Be designated, by means of a power of attorney signed by the majority of the co-owners or co-occupants, as being the person having the right to sign the application in their name and be entered on the referendum list, when applicable.

Condition for the exercise of the right to sign an application by a moral person: every moral person must designate among its members, directors and employees, by resolution, a person who, on **April 2, 2024**, is of full age and is a Canadian citizen, is not under curatorship and is not subject to any inability to vote under the Law.

Except in the case of a person designated as the representative of a moral person, no person may be considered as a person interested in more than one capacity in accordance with section 531 of *An Act Respecting Elections and Referendums in Municipalities*.

CONSULTATION AND MAKING A VALID APPLICATION

The Second Draft Project may be consulted and the **Application** can be made using the *Application for the Holding of a Referendum* form available at Town Hall, 122 Lakeside Road, Brome Lake (Monday to Thursday from 8:00 am until 4:00 pm, Friday 8:00 am until noon), or on the Town of Brome Lake website: lacbrome.ca/en/municipal-life/public-notices/

For the Application to be valid, the person qualified to vote must include with the Application a copy (photo or photocopy) of one of either: their health insurance card issued by the *Régie de l'assurance-maladie du Québec*, driver's licence or probationary licence issued in plastic form by the *Société de l'assurance automobile du Québec*, Canadian passport, Certificate of Indian Status, or Canadian Armed Forces identification card. All copies of identification documents will be destroyed once the referendum application process is completed.

The **Application must be received at latest Thursday, April 25, 2024, at 4 pm**, either by e-mail to the Assistant Clerk (christine.marchand@lacbrome.ca), by fax (450-243-5300), in person at the Town Hall, 122 Lakeside Road, Brome Lake, or by mail (122 Lakeside Road, Lac-Brome, Québec, J0E-1V0). People using the mail are invited to send

the Application as soon as possible and to take into account possible delays in mail delivery.

The Application must:

- Clearly indicate the provision to which the Application refers and the zone from which it originates;
- **Be signed by at least 12 Interested Persons in a given zone with more than 21 Interested Persons or be signed by the majority of Interested Persons in a zone with fewer than 21 Interested Persons.**

ABSENCE OF AN APPLICATION

If a provision of the Second Draft is not the subject of a valid application, it will be deemed to have been approved by those eligible to vote.

These zones are illustrated below.

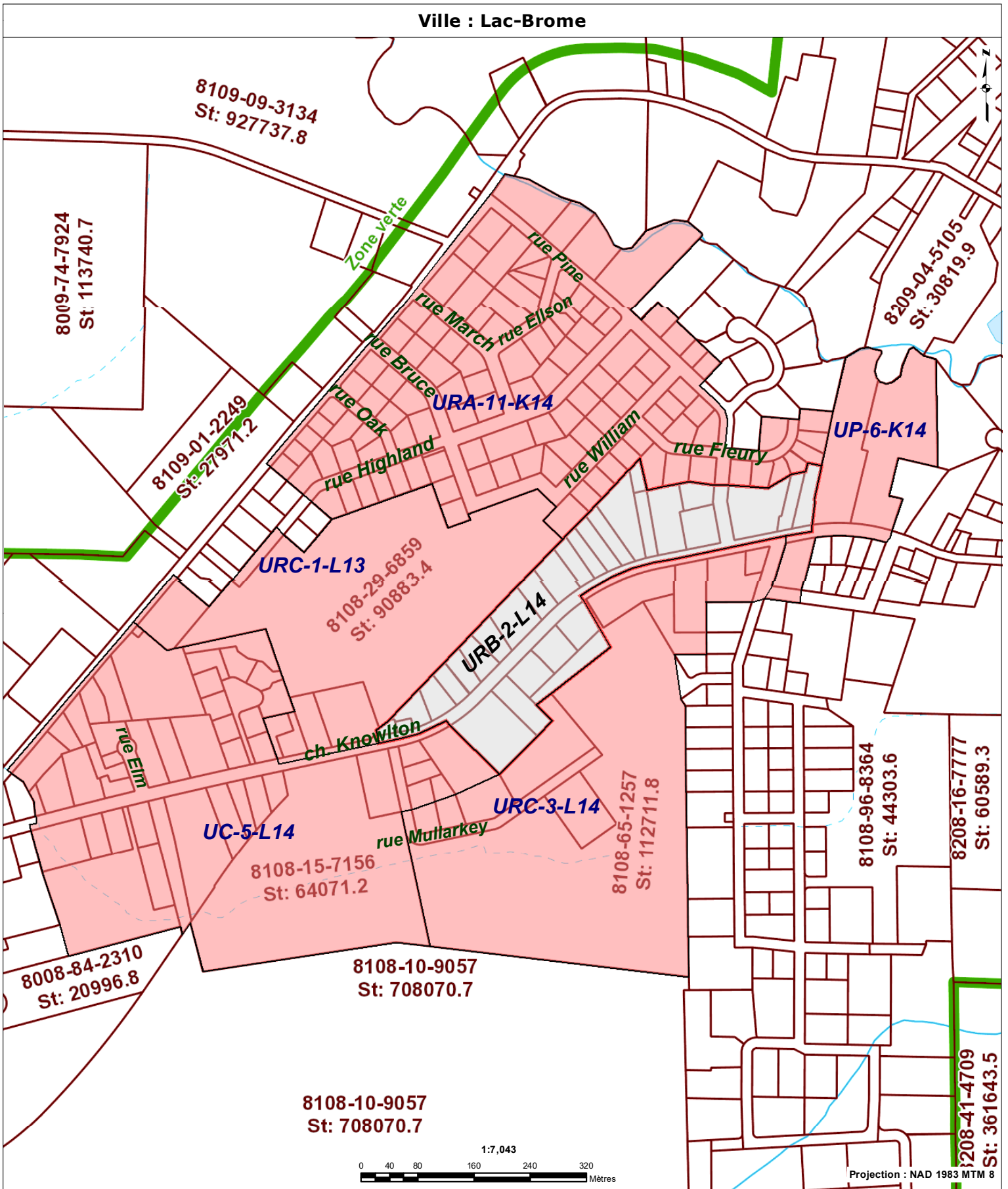
Zone concerned: URB-2-L14

Contiguous zones: URC-1-L13, URA-11-K14, UP-6-K14, URC-3-L14 and UC-5-L14

Given at Brome Lake,
This April 4, 2024

Christine Marchand
Assistant Clerk

Ville : Lac-Brome



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UNOFFICIAL ENGLISH VERSION

**APPLICATION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR
OCCUPANCY PROPOSAL OF AN IMMOVABLE - SCAOPI**

Knowlton Road, lot 4 266 078, zone URB-2-L14, district of Knowlton-Victoria

Second Draft

- WHEREAS Town of Brome Lake has adopted By-law 406 relating to specific construction, alteration or occupancy proposals for an immovable (SCAOPI) and this By-law is in force;
- WHEREAS this By-law allows Council to authorize, upon request and under the conditions it determines, a specific construction, alteration or occupancy project for an immovable (SCAOPI);
- WHEREAS a SCAOPI request to allow the construction of an eight (8) unit multi-family residential building on lot 4 266 078, Knowlton Road, has been duly submitted by the owner, 9473-6733 Québec Inc;
- WHEREAS Section 121 and *Annex VI: Table of permitted uses by zone* of Zoning By-law No. 596 authorizes a maximum of four (4) dwelling units in a multi-family residential building in zone URB-2-L14;
- WHEREAS the applicant has submitted detailed plans and drawings for the architectural style and layout of the project;
- WHEREAS the surrounding area includes several multi-family buildings;
- WHEREAS the project blends harmoniously into the neighbourhood, with a setback aligned with that of the neighbours, as well as the levelling of the lot, which will be lowered to mitigate the effect of height;
- WHEREAS the presence of a riparian protection strip of wetlands in the back of the lot that will not be affected by the work;
- WHEREAS the existing trees will be preserved and plantings will be added according to the submitted development plan;
- WHEREAS the project meets the evaluation criteria of the SCAOPI regulation;
- WHEREAS the Urban Planning Advisory Committee has studied the project, considers that it satisfactorily meets the applicable criteria of the SCAOPI By-law and, by way of its resolution CCU-24-007, recommends acceptance of the project;

WHEREAS in resolution 2024-02-051 on February 5, 2024, the Council adopted the first draft of the SCAOPI;

WHEREAS a public consultation meeting was held on March 5, 2024, at 7 p.m., at the Centre Lac-Brome, 270 Victoria Street;

WHEREAS Council has taken into consideration the questions and comments received from citizens during this consultation;

THAT the above preamble forms an integral part of this project;

THAT Council adopts, in accordance with By-law No. 406 governing specific construction, alteration or occupancy proposals for an immovable, the second draft of the SCAOPI on lot 4 266 078, Knowlton Road, zone URB-2-L14, having the effect of granting the request for authorization;

THAT Council adopts this second draft of the SCAOPI in accordance with this agreement, the documents submitted by the applicant with the request, and the applicant's written undertakings;

THAT all other regulatory provisions not incompatible with this authorization apply;

THAT this draft By-law contain provisions subject to referendum approval by persons qualified to vote in the zone concerned and the zones contiguous to the project.

END OF DOCUMENT